

UHOPA-16-14
ZAC-16-037

-2 - August 21, 2016

that side? Also, what will happen if potential buyers have more than one vehicle? What about green space as well? Will there be grass/trees or just another mass of concrete and asphalt?

Your notice board onsite also indicates there is a public alleyway running from Wilson Street down to the alleyway that runs from Gibson to Birch. We hardly think that this is "public" since the alleyway entrance from Wilson Street has been filled with "garb" for the past thirty years!! There are a series of what once were useable garages running along the Birch side of this alleyway, but these have been abandoned for the same period of time.

We do not object to File No. ZAC-16-037. Our objection is regarding ~~the~~ the number of units proposed to be developed.

Yours truly,
Marilyn Morris

Armaan Morris
66 Gibson Avenue, Hamilton, L8L6J6
(Estate of Arthur and Debra Morris)

66 Gibson Avenue
Hamilton, Ontario
L8L6J6
August 21, 2016
Re: UHOPA-16-14
ZAC-16-037

Dear Mr. Singh:

First of all, it is a little difficult to comment on a plan about which we know mostly nothing.

We live at 66 Gibson Avenue between Wilson Street and Cannon Street with regard to File UHOPA-16-14, we think that building ten townhouses on the site at 53 Gibson Avenue constitutes too many units. Since we do not know the actual plan, our concern is about parking and traffic on the street. We already experience a fair amount of traffic because of the one-way system around it. The parking situation is difficult and this is exacerbated by alternate parking. There is a fire hydrant and several approaches on the west side of the street both of which shorten the possibility of parking spaces. Even if a plan exists for onsite parking at 53 Gibson, will there be approaches off Gibson to driveways to these units as ~~well~~ we think this will virtually wipe out most possible parking on

From: gaynor mullin
Sent: August-16-16 4:53 PM
To: Singh, Tiffany
Subject: 53 Gibson Ave.

Follow Up Flag: Follow up
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Hi Tiffany, we spoke Tuesday afternoon about my concerns regarding the proposed construction at 53 Gibson Ave. I live Gibson and some of my concerns regarding the construction on this site are where are we going to park? There isn't enough spaces for the people who live here now and when we have to change to the west side of the street there are even less spaces for our vehicles. Between the people who live on the street and the cars driven by the construction crew for who knows how long there will be an increased amount of difficulty parking. I am also concerned about the price of the Real Estate on this street after the houses may be built. Will they go up, down or stay the same? I also want to know if they are building geared to income housing at that address or are they houses that will be built for people who have incomes and are wanting to buy houses? I also want to know how this will affect my property taxes.

Thank you
Gaynor Mullin

From: gaynor mullin
Sent: September-05-16 11:28 AM
To: Singh, Tiffany
Subject: 53 Gibson

Hi Tiffany, this is just a follow up of the conversation we had the other day regarding concerns for the development on 53 Gibson Ave, Hamilton, ON. The concern I forgot to mention on my previous email was the plumbing and water services in the area. These houses are almost 100 years old and I am assuming the water and sewage system isn't very new either and may not be able to facilitate the plumbing needs for the area. I'm not sure if I said this in the last email I sent, but I would also like to know how this will affect my taxes ie: new sewage systems needing to be put in etc.

Thank you

Gaynor Mullin

From: Cheryl Faulman
Sent: August-11-16 7:23 PM
To: Singh, Tiffany
Subject: 53 Gibson Avenue

Tiffany:

Subsequent to our conversations today, I am sending this email to explain my concerns about the property development at 53 Gibson Avenue, Hamilton, Ontario.

As a result of my inquiry, you explained what is planned for this particular property; that is specifically the erection of 10 townhomes with parking within the property boundaries. When I questioned the number of townhomes, you indicated the width of each unit would be approximately 4.69 metres and as narrow as 4.58 metres. That in itself was an indication of the "greed" involved in the development of this property. (I believe I used the term "greed".)

I explained that parking on this block of Gibson Avenue was difficult at the best of times. With 10 townhouses, each having approaches for parking, plus the fact that there is an approach to an alley on the North end of the property, a lengthy approach North of the alley and another lengthy approach North of that plus approaches to garages near the South end of property, how much room is available for street parking on the West side of Gibson Avenue....considering that this block has alternate parking.

Also, my sisters live on the East side of this block. They have for many years rented a parking spot in the Municipal Parking Lot on Birch Avenue near Cannon Street. They have been advised recently that, as of September 1, 2016, this lot will no longer be available. The East side of this block on Gibson Avenue also has eight row houses none of which have driveways.

Townhouse development is probably an appropriate use for this property but the number of townhouses and the lack of parking availability seems to create a hardship for the residents of this block in the future.

Yours truly,

Cheryl M. Faulman
(905) 388-2442